

PLACE: Future Land Use

GOAL: A vibrant and physically attractive community with a variety of places and equitable access to parks, open space, and other community gathering places. Development and redevelopment—and redevelopment is a priority—are well considered, appropriately placed, and have a positive and thoughtful economic, social and environmental impact.

POLICIES AND ACTIONS:

1. Re-examine Future Development Map.

2. Establish Corridor Redevelopment incentives or zoning policies for gateway and other important corridors.

3. Create Nodal development tied to transportation, healthcare, schools, jobs, workforce, and housing.

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POLICIES AND ACTIONS:

4. Develop zoning standards and incentives to include greenspace and other public amenities.

5. Establish incentives for new development to incorporate environmentally sustainable standards including, but not limited to, material re-use, responsible management of construction waste, etc.

6. Incentivize and incorporate the arts and greenspace into all new commercial developments and redevelopment.

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POLICIES AND ACTIONS:

7. Re-examine density allowances in all zoning districts.

8. Develop incentives to reuse existing development before new developments in Greenfields.

9. Encourage the use of incentive options such as TDRs, CIDs, TADs, and BIDs for development.

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POLICIES AND ACTIONS:

10. Create an inventory of local public-owned land that could be developed.

11. Develop zoning standards and incentives to develop and/or redevelop quality multi-family options for a diverse group.

12. Create a River District Plan and development strategy.

PLACE: Environment

GOAL: Stewardship of the natural environment, including improved water and air quality and conserved areas – woods, farms, streams and wetlands.

POLICIES AND ACTIONS:

1. Decrease water consumption per capita.

2. Improve the health and quality of rivers and streams to meet local standards for public use and enjoyment.

3. Reduce landfill disposal of solid waste by diverting 75% through management, education, collection, and enforcement.

PLACE: Environment

GOAL: Stewardship of the natural environment, including improved water and air quality and conserved areas – woods, farms, streams and wetlands.

POLICIES AND ACTIONS:

4. Provide safer, affordable transportation options including walking, biking, and clean transit.

5. Decrease single-occupancy car rides by incentivizing alternative transportation.

6. Increase energy efficiency, sources, and use of renewables.

PLACE: Environment

GOAL: Stewardship of the natural environment, including improved water and air quality and conserved areas – woods, farms, streams and wetlands.

POLICIES AND ACTIONS:

7. Identify and protect rare, threatened, and unique natural resources.

8. Achieve goal of 20% of county as protected greenspace.

PLACE: Housing

GOAL: Housing options that reflect the diversity and meet the needs of the community, including housing for families and a diverse workforce. These are quality options with a variety of types, prices, and locations.

POLICIES AND ACTIONS:

1. Increase amount of and provide access to affordable housing.

2. Acknowledge and develop strategies to address issues related to gentrification.

3. Support and expand the Housing Rehabilitation Initiative.

PLACE: Housing

GOAL: Housing options that reflect the diversity and meet the needs of the community, including housing for families and a diverse workforce. These are quality options with a variety of types, prices, and locations.

POLICIES AND ACTIONS:

4. Provide more options for homeless.

5. Create quality housing for seniors - accessory dwelling units.

6. Target troubled multi-family developments for major redevelopment especially mixed-income.

PLACE: Neighborhoods

GOAL: Vibrant, stable, and safe places—primarily residential—for where and how to live, including neighborhoods with a range of integrated housing types.

POLICIES AND ACTIONS:

- 1. Educate tenants about their rights and responsibilities.

- 2. Expand sidewalk network in neighborhoods and other infrastructure such as lights, trees, neighborhood businesses, and basic infrastructure for neighborhoods.

- 3. Incentivize neighborhood grocery stores, farmer's markets, co-ops, etc.

PLACE: Neighborhoods

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POLICIES AND ACTIONS:

4. Increase and promote communication among neighborhoods via listservs and other communication.

5. Create neighborhood planning units, neighborhood councils, and promote neighborhood leaders program.

6. Create incentives to encourage progressive revitalization in neighborhoods and commercial developments.

PLACE: Neighborhoods

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POLICIES AND ACTIONS:

7. Utilize neighborhood schools as hubs for diverse school and neighborhood engagement

8. Evaluate current process for addressing identification, adjudication, education, and funding clearance of nuisance properties.

PLACE: Agriculture

GOAL: Agriculture remains a viable and productive component of the local economy by leveraging use of agricultural land for economic development, such as for eco-tourism, beautification projects, support of plant nurseries, etc.

POLICIES AND ACTIONS:

1. Support the initiatives of the Cooperative Extension Service programs.

2. Identify and evaluate tax incentives on AR zoned property to incentivize maintaining AR land.

3. Enhance and further develop connections with UGA Agriculture program, CCSD, and Young Urban Farmers Program.

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POLICIES AND ACTIONS:

4. Establish an eastside Farmers Market.

5. Further develop the idea of "local flavor".

6. Evaluate, establish, and expand community gardens to include "vertical farming," farming in small places.

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POLICIES AND ACTIONS:

7. Mobilize fresh food.

8. Create an Ag Council to be made up of landscape companies, nurseries, bee owners, and animal farmers.
